

128.A

0001

0201.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

480,200 / 480,200

USE VALUE:

480,200 / 480,200

ASSESSED:

480,200 / 480,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #: 201

Owner 1: YESHMAN JOEL S

Owner 2:

Owner 3:

Street 1: 1 SCHOOL ST UNIT 201

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ELADHARI MONCEF -

Owner 2: -

Street 1: 1 SCHOOL STREET #201

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1064 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

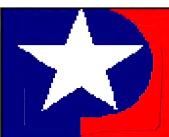
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6043																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	480,200			480,200		137186
							GIS Ref
							GIS Ref
							Insp Date
							11/09/17



USER DEFINED

Prior Id # 1:	137186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	12/30/21 10:04:41
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	480,200	0	.	.	480,200		Year end	12/23/2021
2021	102	FV	473,300	0	.	.	473,300		Year End Roll	12/10/2020
2020	102	FV	459,700	0	.	.	459,700	459,700	Year End Roll	12/18/2019
2019	102	FV	418,900	0	.	.	418,900	418,900	Year End Roll	1/3/2019
2018	102	FV	345,400	0	.	.	345,400	345,400	Year End Roll	12/20/2017
2017	102	FV	320,900	0	.	.	320,900	320,900	Year End Roll	1/3/2017
2016	102	FV	400,900	0	.	.	400,900	400,900	Year End	1/4/2016
2015	102	FV	323,000	0	.	.	323,000	323,000	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELADHARI MONCEF	72763-125	1	6/14/2019		506,000	No	No		
HANDA AMIT,	54830-452		6/15/2010		316,400	No	No		
CHEN PATRICIA A	47133-113		3/20/2006		328,000	No	No		
HELLER ANN C	25615-205		8/31/1995		139,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/9/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA			

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	2 - Steel	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	2 - Slate	
Color:	BRICK	
View / Desir:	N - NONE	

BATH FEATURES

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other
Upper
Lvl 2
Lvl 1
Lower

Totals	RMS: 4	BRs: 1	Baths: 1	HB
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GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Frl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor
% Own:	2.051000118
Name:	28 - 6043

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.06390977
Const Adj.:	1.11404979
Adj \$ / SQ:	385.206
Other Features:	34872
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635966
Depreciation:	155812
Depreciated Total:	480154

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor:		Before Depr:	550.84
Special Features:	0	Val/Su Net:	451.32
Final Total:	480200	Val/Su SzAd:	451.32

MOBILE HOME

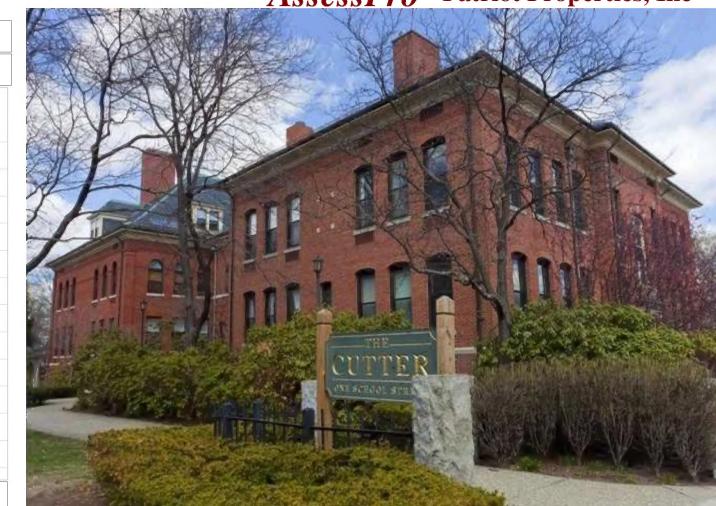
Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

PARCEL ID 128.A-0001-0201.0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Type %	Qu #	Ten
GLA	Gross Liv Ar	1,064	385.210	409,859						
Size Ad	1064	Gross Area	1064	FinArea	1064					

IMAGE**AssessPro Patriot Properties, Inc**